



LOWESTOFT 51 LONDON ROAD NORTH NR32 1AA



DEVELOPMENT OPPORTUNITY

FREEHOLD FOR SALE

NEW LEASE AVAILABLE

SIGNIFICANT TOWN CENTRE SITE

LOCATION

The property is located in Lowestoft a coastal resort, on the western side of London Road North with a second frontage for the former sorting office to Surrey Street. London Road North is pedestrianized and the principal retail thoroughfare through the town centre, within close proximity of Lowestoft Train Station and the A12 Battery Green Road.

Nearby national occupiers include Natwst & Lloyds Bank, CEX, Body Shop, Shoe Zone, Palmers Department Store, Hughes Electrical, Boots, Vodafone, Wetherspoons, and Marks & Spencer.

DEVELOPMENT

The property is suitable for refurbishment and redevelopment to the rear. All parties should make their own enquires.

PLANNING

The property is Grade II Listed Building from circa 1875 and is situated in the Central Lowestoft conservation area.

It is understood that subject to planning the property could be suitable for A1, A2, A3, A4, A5, D2 and B1 uses, as well as residential.

ACCOMMODATION

The property is of brick construction with decorative stonework to the façade. The property was recently occupied by the Post Office and comprises a front retail area, and a number of back office facilities to the first and second floors.

A single story part glazed conservatory style, part pitched tiled roof building connects to the period front building. This is part fitted with WCs/rooms and part open space.

To the rear (interconnected with the single story building) is a separate building to the rear, provides three further floors of office accommodation.

Behind this separate building is a two storey height profile clad storage unit which is presently used for car parking and can be accessed by a roller shutter door from Surrey Street. A further unused shed/bicycle storage space is beyond this.

Note – a number of floors have been unused for a number of years.

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The unit comprises the following approximate GIA floor areas:-

Ground Floor (front period building)	2,205 sq ft	204.84 sq m
First Floor (front period building)	1,962 sq ft	182.29 sq m
Second Floor (front period building)	1,962 sq ft	182.29 sq m
Ground Floor - conservatory / warehouse style space under tiled roof	2,327 sq ft	216.19 sq m
Ground (rear brick building)	1,117 sq ft	103.81 sq m
First (rear brick building)	1,031 sq ft	95.81 sq m
Second (rear brick building)	1,031 sq ft	95.81 sq m
Third (rear brick building)	729 sq ft	67.68 sq m
Parking (roller shutter building)	2,044 sq ft	189.94 sq m
Shed/bicycle parking	2,216 sq ft	205.92 sq m
Total	16,597 sq ft	1,542 sq m
Site Area	0.31 acres	0.13 ha

- TENURE** The property is held freehold.
- LEASEHOLD** **A new lease of the property, or part of the property will be considered.**
- TERMS / OFFERS** On application with the sole agents, contact details below.
- RATES** We understand that the current Rateable Value (2017) of the property is £43,750
We recommend that parties make their own enquiries.
- LEGAL COSTS** Each party to be responsible for their own legal costs.
- VIEWING** Further information is available, as well as arrangements for viewing, which will be strictly by arrangement and on set dates, through:

Beth Brading
 Tel: 020 7338 4362
 Email: beth.brading@bnpparibas.com

BNP Paribas Real Estate, 5 Aldermanbury Square, London, EC2V 5 BP
SUBJECT TO CONTRACT

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View from rear building looking towards the front period building



View of the rear shed, profile shed (parking) and rear office building from Surrey Street.



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